

44399

COPY

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION

In re:) Case No. 08-35653
)
Circuit City Stores, Inc., et al.,) Chapter 11
)
Debtors.) Jointly Administered
* * *

RECEIVED
JUN 29 2009
KURTZMAN CARSON CONSULTANTS

REQUEST FOR PAYMENT OF ADMINISTRATIVE EXPENSE

Suemar Realty, Inc. ("Suemar"), is a creditor of Debtor Circuit City Stores, Inc. (Case No. 08-25653) and a party in interest. Suemar is the landlord under two separate leases with Debtor Circuit City Stores, Inc. (Store No. 3705 in Holland, Ohio and Store No. 3734 in Toledo, Ohio) of non-residential real property. The two leases are not attached because they are too voluminous. Upon information and belief, the Debtor has a copy of each lease. A copy of the leases will be made available upon request.

Pursuant to the Bankruptcy Court's Order dated May 15, 2009 and Bankruptcy Code §§ 362(d)(3) and 503(a) and (b), Suemar requests that it be paid an administrative expense in the total amount of \$166,134.65. The breakdown of the administrative expense amount is contained in the attached chart. Documentation supporting the requested amount is also attached. Additional documentation will be provided upon request. The Debtor's post-petition use of the leased real property at both stores provided direct benefit to the bankruptcy estate and Debtor is required to pay to Suemar the amounts listed on the attached chart.

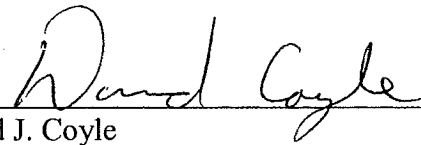
Under each lease, the Debtor was required to pay rent which includes a monthly rental amount, CAM charges, real estate taxes and water expense (see Leases). The post-petition amounts owed under each lease for each of these portions of rent are set forth in the attached chart. The Debtor did not pay any rent for the period from November 10, 2009 through the end of November, 2009. (The "Stub" period). The Debtor is required to pay to Suemar the rent for the Stub period. *See, In re Circuit City Stores, Inc.*, Unreported, (Bankr. E.D. VA February 12, 2009), 2009 Bankr. Lexis 672.

As part of rent, each of the two leases require Debtor to pay real estate taxes. In Ohio, real estate taxes are paid six months in arrears. The first half of 2008 real estate taxes were required to be paid by Debtor by January 31, 2009. Under Bankruptcy Code § 362(d)(3), the Debtor was required to pay these taxes. *See, Centerpoint v. Montgomery Ward Holding Corp.*, 268 F.3d 205 (3rd Cir. 2001). The prepetition portion of the second half of 2008 real estate taxes are not included on the chart because those taxes were not due during the post-petition period prior to Debtor vacating the property but the pro-rated taxes for the post-petition period are included.

The Debtor did not vacate either of the two stores until February 23, 2009 but it only paid rent for the first 15 days of February 2009. The Debtor is required to pay the rent for the final eight days it possessed the property. The Debtor also failed to pay post-petition the other amounts listed on the attached chart (CAM charges and water) as required under the leases and it is required to pay these amounts to Suemar.

CONCLUSION

Suemar Realty, Inc. is entitled to be paid an administrative expense in the amount of \$166,134.65 from Debtor, Circuit City Stores, Inc.

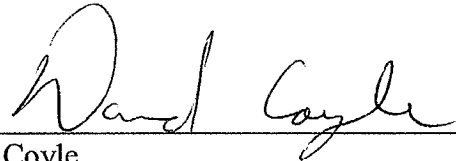


David J. Coyle
SHUMAKER, LOOP & KENDRICK, LLP
North Courthouse Square
1000 Jackson Street
Toledo, Ohio 43604
Telephone: (419) 241-9000
Fax: (419) 241-6894

Attorneys for Suemar Realty, Inc.

CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing **Request for Payment of Administrative Expense** was served by ordinary United States Mail upon Douglas M. Foley, Esq., McGuirewoods LLP, One James Center, 901 E. Cary Street, Richmond, Virginia 23219, this 26th day of June, 2009.



David J. Coyle
SHUMAKER, LOOP & KENDRICK, LLP

Attorneys for Suemar Realty, Inc.

Suemar Realty, Inc. Circuit City Claim			Store #3734	Store #3705
Post Petition	Dates	Monroe St.	Airport Highway	
Rent	11/10/08-11/30/08	\$30,911.35	\$26,024.94	
Rent	2/15/09 - 2/23/09	\$14,193.99	\$11,950.23	
CAM	11/10/08-12/31/08	\$7,418.04	\$346.53	
CAM reconciliation 2009	1/1/09-2/23/09	\$7,228.34	\$1,542.01	
Real Estates Taxes	1st Half 2008	\$28,975.10	\$8,596.30	
Real Estates Taxes	Post-Petition	\$16,670.85	\$4,945.50	prorated 11/10/08-2/23/09 105 days
Water (all CC usage)	11/15/08 - 2/13/09	\$1,548.41	\$0.00	
Water (all CC usage)	11/11/08 - 3/17/09*	\$0.00	\$4,234.65	
			\$59,188.57	

*No water used in the building after 2/23/09.

SUEMAR REALTY, INC.

January 6, 2009

Ms. Lynda Capehart
Sr. Property Administrator
Circuit City Stores, Inc.
9954 Mayland Drive DR III – 2nd Floor
Richmond, Virginia 23233

REF: Circuit City Store #3705

Dear Ms. Capehart:

Enclosed are copies of the 1st half 2008 Real Estate Tax bills for the shopping center,
which includes the above referenced location. Your share of the tax bill is as follows:

Future Tenants	40,205 Square Feet	=	59.24%
<u>Circuit City</u>	<u>27,666 Square Feet</u>	=	<u>40.76%</u>
TOTAL	67,871 Square Feet	=	100.00%

Total of Tax Bills	=	\$21,090.02
<u>Circuit City Portion</u>	=	<u>.4076</u>
Circuit City Cost	=	\$ 8,596.30

Please remit to Suemar Realty, Inc., \$8,596.30 per the terms of your Lease.

Please feel free to contact me should you have any questions.

Sincerely,
SUEMAR REALTY

Mark A. Wuerz - CPA
Vice President-Finance

Enclosure
MAW/kar



vvaade kapszukiewicz

Exhibit(s) Page 6 of 19
REAL ESTATE TAX BILLTreasurer of Lucas County
One Government Center #500
Toledo, OH 43604-2253**FIRST HALF - 2008****\$18,648.64***
Due By 1/31/2009

ADDITIONAL INFORMATION ON BACK

TARGET NUMBER
65-94846-20
TAX DISTRICT
SPRINGFIELD TWP-SPFLD LSD,PCVS
TAX RATE
100.32
EFFECTIVE TAX RATE (mills)
64.18

www.co.lucas.oh.us/treasurer
email: treasurer@co.lucas.oh.us
Office Hours: Monday through Friday
8:00 A.M. to 5:00 P.M.
(419) 213-4305

ADDRESSEE:

MESSAGESSUEMAR REALTY INC
P O BOX 670
PERRYSBURG OH 43552ON TIME PAYMENTS WILL BE ACCEPTED
UNTIL MONDAY FEBRUARY 2ND SINCE
JANUARY 31ST FALLS ON SATURDAY.

LEGAL OWNER	LEGAL DESCRIPTION	PROPERTY ADDRESS
SUEMAR REALTY INC	BEAR CREEK PLAZA LOT 2 EXC PT IN RD C-22 0980	6645 AIRPORT HWY

CALCULATION OF TAXES	
ACRES	9.057
LAND	309.300
BLDG	269.780
TOTAL	579.080
GENERAL	29,046.65
HOUSE BILL 920	10,464.61
SUB TOTAL	18,582.04
10% ROLLBACK	1,000.00
NET GENERAL TAX	18,582.04
T.A.S.D. MOSQUIT	66.60
TOTAL SPECIALS	66.60

H.B.920 CREDIT	CERT. YEAR
0.360269	
ASSESSED VALUE	PENALTY & INTEREST AFTER
579,080*	1/31/2009

WHERE YOUR GENERAL TAXES GO	
■ COUNTY	4,968.36
■ SCHOOL	10,644.24
■ TOWNSHIP	2,126.85
■ VOED SCHOOL	842.59
Subtotal:	18,582.04

■ COUNTY 4,968.36
■ SCHOOL 10,644.24
■ TOWNSHIP 2,126.85
■ VOED SCHOOL 842.59
Subtotal: 18,582.04

Below total does not include special assessments.

TO INSURE PROPER CREDIT, DETACH AND RETURN THIS PORTION IN THE ENCLOSED ENVELOPE.

DUE DATEPenalty and Interest
After: 1/31/2009IF TAXES ARE NOT PAID WITHIN ONE YEAR FROM THE DATE THEY ARE DUE
THE PROPERTY IS SUBJECT TO FORECLOSURE FOR TAX DELINQUENCY.
ALSO, UNPAID TAXES ARE SUBJECT TO A 10% PENALTY.

PAY THIS AMOUNT

18,648.64

65-94846
0980
FIRST HALF - 2008
SUEMAR REALTY INC
P O BOX 670
PERRYSBURG OH 43552

MAKE CHECK PAYABLE & REMIT TO:DO NOT MARK BELOW THIS LINE
FOR TREASURER'S OFFICE USE ONLY.Treasurer of Lucas County
One Government Center #500
Toledo, OH 43604-2253

010006594846000186486401000659484600018648640

⑆5000⑈0923⑆ 90 09329⑈ 001

**Wade Kapszukiewicz**Exhibit(s) Page 7 of 10
REAL ESTATE TAX BILL

Treasurer of Lucas County

One Government Center #500

Toledo, OH 43604-2253

FIRST HALF - 2008**\$2,441.38*****Due By 1/31/2009**

ADDITIONAL INFORMATION ON BACK

www.co.lucas.oh.us/treasurer
 email: treasurer@co.lucas.oh.us
 Office Hours: Monday through Friday
 8:00 A.M. to 5:00 P.M.
 (419) 213-4305

ADDRESSEE:

SUEMAR REALTY INC

P O BOX 670

PERRYSBURG OH 43552

PARCEL NUMBER
65-94845-20
TAX DISTRICT
SPRINGFIELD TWP-SPFLD LSD,PCVS
TAX RATE
100.32
EFFECTIVE TAX RATE (mills)
64.18

MESSAGES

ON TIME PAYMENTS WILL BE ACCEPTED
 UNTIL MONDAY FEBRUARY 2ND SINCE
 JANUARY 31ST FALLS ON SATURDAY.

LEGAL OWNER	LEGAL DESCRIPTION	PROPERTY ADDRESS
SUEMAR REALTY INC	BEAR CREEK PLAZA LOT 1 EXC PT IN RD	C-00 0980 6621 AIRPORT HWY

CALCULATION OF TAXES	
ACRES	0.996
LAND	52,080
BLDG	23,730
TOTAL	75,810
GENERAL	3,802.63
HOUSE BILL 920	1,369.97
SUB TOTAL	2,432.66
10% ROLLBACK	0.00
NET GENERAL TAX	2,432.66
T.A.S.D. MOSQUITO	8.72
TOTAL SPECIALS	8.72

H.B.920 CREDIT	CERT. YEAR
0.360269	
ASSESSED VALUE	PENALTY & INTEREST AFTER
75,810*	1/31/2009

WHERE YOUR GENERAL TAXES GO	
COUNTY	650.42
SCHOOL	1,393.49
TOWNSHIP	278.44
VOED SCHOOL	110.31
Subtotal:	2,432.66

Above total does not include special assessments.

TO INSURE PROPER CREDIT, DETACH AND RETURN THIS PORTION IN THE ENCLOSED ENVELOPE.

DUE DATE

Penalty and Interest
 After: 1/31/2009

ALL TAXES ARE NOW PAID WITH ONE YEAR FROM THE DATE THEY ARE DUE.
 THE PROPERTY IS SUBJECT TO FORECLOSURE FOR TAX DELINQUENCY.
 ALSO UNPAID TAXES ARE SUBJECT TO A TAX LIEN SALE.

PAY THIS AMOUNT

2,441.38*

65-94845
SPRINGFIELD TWP-SPFLD LSD,PCVS
FIRST HALF - 2008
SUEMAR REALTY INC
6621 AIRPORT HWY

MAKE CHECK PAYABLE & REMIT TO:

Treasurer of Lucas County
 One Government Center #500
 Toledo, OH 43604-2253

DO NOT MARK BELOW THIS LINE
 FOR TREASURER'S OFFICE USE ONLY

010006594845000024413801000659484500002441388

⑆5000⑈0923⑆ 90 09329⑈ 001

SUEMAR REALTY, INC.

January 6, 2009

Ms. Lynda Capehart
Sr. Property Administrator
Circuit City Stores, Inc.
9954 Mayland Drive DR III – 2nd Floor
Richmond, Virginia 23233

REF: Circuit City Store #3734

Dear Ms. Capehart:

Enclosed are copies of the 1st half 2008 Real Estate Tax bills for the shopping center which includes the above referenced location. Your share of the tax bill is as follows:

Barnes & Noble	= 25,380 Square Feet	= 44.31%
Circuit City	= <u>31,903 Square Feet</u>	= <u>55.69%</u>
	57,283 Square Feet	= 100.00%

Total of Tax Bills	= \$52,029.27
<u>Circuit City Portion</u>	= <u>.5569</u>
Circuit City Cost	= \$28,975.10

Please remit to Suemar Realty, Inc., \$28,975.10 per the terms of your Lease.

Please feel free to contact me should you have any questions.

Sincerely,
SUEMAR REALTY

Mark A. Wuertz - CPA
Vice President-Finance

Enclosure

MAW/kar



waide kapszukiewicz

Exhibit REAL ESTATE TAX BILL

Treasurer of Lucas County

One Government Center #500

Toledo, OH 43604-2253

FIRST HALF - 2008

\$26,236.45*
Due By 1/31/2009

ADDITIONAL INFORMATION ON BACK

PARCEL NUMBER
22-88878-20
TAX DISTRICT
TOLEDO CITY - WASHINGTON LSD
TAX RATE
98.77
EFFECTIVE TAX RATE (mills)
67.25

www.co.lucas.oh.us/treasurer
email: treasurer@co.lucas.oh.us
Office Hours: Monday through Friday
8:00 A.M. to 5:00 P.M.
(419) 213-4305

ADDRESSEE:

SUEMAR REALTY INC

P O BOX 670

PERRYSBURG OH 43552

MESSAGES

ON TIME PAYMENTS WILL BE ACCEPTED
UNTIL MONDAY FEBRUARY 2ND SINCE
JANUARY 31ST FALLS ON SATURDAY.

LEGAL OWNER	LEGAL DESCRIPTION	PROPERTY ADDRESS
SUEMAR REALTY INC	FRANKLIN PARK SQUARE LOT 1	C-29 4948 MONROE ST 0980

CALCULATION OF TAXES

ACRES 2.060
LAND 194.110
BLDG 578.000
TOTAL 772.170

GENERAL 38.133/61
HOUSE BILL 920 12.469/24
SUB TOTAL 25.964/37
10% ROLL BACK 2.596/37
NET GENERAL TAX 25.964/37
T.A.S.D. MOSQUIT 2.08/30
STREET SERVICES 103.10
LIGHTS/HIGH INT 42.35
TREE MAINTENANCE 28.33
TOTAL SPECIALS 277.108

PAY THIS AMOUNT

\$26,236.45

H.B.920 CREDIT

0.319121

CERT. YEAR

ASSESSED VALUE

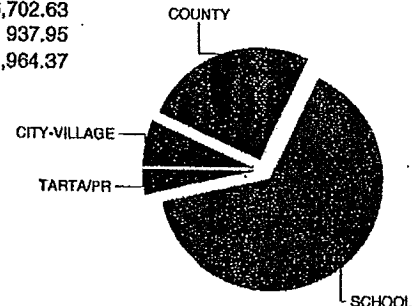
772,170*

PENALTY & INTEREST AFTER

1/31/2009

WHERE YOUR GENERAL TAXES GO

■ CITY-VILLAGE 1,698.77
■ COUNTY 6,625.02
■ SCHOOL 16,702.63
■ TARTA/PR 937.95
Subtotal: 25,964.37



Above total does not include special assessments.

TO INSURE PROPER CREDIT, DETACH AND RETURN THIS PORTION IN THE ENCLOSED ENVELOPE.

DUE DATE

Penalty and Interest
After: 1/31/2009

ALL TAXES ARE NOT PAID WITHIN ONE YEAR FROM THE DATE THEY ARE DUE
THE PROPERTY IS SUBJECT TO FORECLOSURE FOR TAX DELINQUENCY
ALSO UNPAID TAXES ARE SUBJECT TO A TAXIEN SALE

PAY THIS AMOUNT

\$26,236.45

MAKE CHECK PAYABLE & REMIT TO:

Treasurer of Lucas County
One Government Center #500
Toledo, OH 43604-2253

DO NOT MARK BELOW THIS LINE
FOR TREASURER'S OFFICE USE ONLY

010002288878000262364501000228887800026236452

⑆5000⑈0923⑆ 90 09329⑈

001



vvaade kapszukiewicz

Exhibit A Page 19 of 19

Treasurer of Lucas County

One Government Center #500

Toledo, OH 43604-2253

www.co.lucas.oh.us/treasurer
email: treasurer@co.lucas.oh.us
Office Hours: Monday through Friday
8:00 A.M. to 5:00 P.M.
(419) 213-4305

REAL ESTATE TAX BILL

FIRST HALF - 2008

\$25,792.82*
Due By 1/31/2009

ADDITIONAL INFORMATION ON BACK

TAXPAYER NUMBER
22-88879-20
TAX DISTRICT
TOLEDO CITY - WASHINGTON L.S.D.
TAX RATE
98.77
EFFECTIVE TAX RATE (mills)
67.25

ADDRESSEE:

MESSAGES

SUEMAR REALTY INC

P O BOX 670

PERRYSBURG OH 43552

ON TIME PAYMENTS WILL BE ACCEPTED
UNTIL MONDAY FEBRUARY 2ND SINCE
JANUARY 31ST FALLS ON SATURDAY.

LEGAL OWNER	LEGAL DESCRIPTION	PROPERTY ADDRESS
SUEMAR REALTY INC	FRANKLIN PARK SQUARE LOT 2 C-29 0980	0 MONROE ST

CALCULATION OF TAXES	
ACRES	2.776
LAND	281,960
BLDG	470,510
TOTAL	752,440
GENERAL	37,159.25
HOUSE BILL 920	11,858.30
SUB TOTAL	25,300.95
10% ROLLBACK	2,530.09
NET GENERAL TAX	22,770.86
T.A.S.D. MOSQUITO	186.55
STREET SERVICES	232.42
LIGHTS HIGH INTENSITY	109.12
TREE MAINTENANCE	63.76
TOTAL SPECIALS	491.85
PAY THIS AMOUNT	\$25,792.82

H.B.920 CREDIT	CERT. YEAR
0.319121	
ASSESSED VALUE	PENALTY & INTEREST AFTER
752,440*	1/31/2009

WHERE YOUR GENERAL TAXES GO	
■ CITY-VILLAGE	1,655.37
■ COUNTY	6,455.74
■ SCHOOL	16,275.86
■ TARTA/PR	913.98
Subtotal:	25,300.95

Above total does not include special assessments.

TO INSURE PROPER CREDIT, DETACH AND RETURN THIS PORTION IN THE ENCLOSED ENVELOPE.

DUE DATE

Penalty and Interest
After: 1/31/2009

IF TAXES ARE NOT PAID WITHIN ONE YEAR FROM THE DATE THEY ARE DUE
THE PROPERTY IS SUBJECT TO FORECLOSURE PARTIAL EXEMPTION
ALSO UNPAID TAXES ARE SUBJECT TO A TAXMEN SALE

PAY THIS AMOUNT

25,792.82

22-88879-20
TOLEDO CITY - WASHINGTON L.S.D.
FIRST HALF - 2008
SUEMAR REALTY INC
0 MONROE ST
MAKE CHECK PAYABLE & REMIT TO:

DO NOT MARK BELOW THIS LINE
FOR TREASURER'S OFFICE USE ONLY

Treasurer of Lucas County
One Government Center #500
Toledo, OH 43604-2253

010002288879000257928201000228887900025792820

:5000 0923: 90 09329 001

VIA FEDERAL EXPRESS

March 4, 2009

Attention: Corporate Secretary
Circuit City Stores, Inc.
Deep Run I
9950 Mayland Drive
Richmond, VA 23233

REF: Circuit City Store #3734
4948 Monroe Street
Toledo, Ohio 43623

Dear Sir or Madam:

Enclosed is Circuit City's final water bill for the above location. The City of Toledo, Department of Public Utilities sent it to us as the Landlord.

Since it is for the time period 11/15/08 through 02/13/09 it is Circuit City's obligation! Please pay it **promptly**.

Sincerely,
SUEMAR REALTY, Inc.

Mark A. Wuertz - CPA
Vice President-Finance

Cc: Vice President of Real Estate
Jack Hilbert

MAW/kar



City of Toledo
Department of Public Utilities
 Ohio Building
 420 Madison Avenue, Suite 100
 Toledo, Ohio, 43667-0001

Customer Service:

General Information 419-245-1800
 Monthly Accounts 419-245-1827
 Fax 419-936-7853
 Website: www.toledo.oh.gov

SUEMAR REALTY INC

Service Address
 4948 MONROE ST
 TOLEDO OH 43623

Account Number 7700-0066-2815
 Invoice Number 0200-0011-3097
 Bill Date 02/20/09
 Bill Reason Periodic
 Next Scheduled Read 05/13/09

Previous Balance \$934.25
 Payments/Adj \$-77.85
 Subtotal \$856.40
 Current Charges \$692.01
 Total Amt Due \$1,548.41

Due Date 03/09/09

Meter ID	Serv.From	Serv.To	Prev.Read	Curr.Read	Usage-CCF	Read Type
1505256	11/19/08	02/13/09	2,001	2,014	13	Estimated

Detail of Current Charges

Service From: 11/15/08	Service To: 12/31/08	
Hydrants	2.00 x \$6.36000	\$12.72
8" Fire Line	1.00 x \$50.89000	\$50.89
Service From: 11/15/08	Service To: 02/12/09	
Toledo Storm Water		\$303.12
Service From: 11/19/08	Service To: 12/31/08	
Toledo Sewer Volume	6.00 CCF x \$2.62400	\$15.74
Service From: 11/19/08	Service To: 02/13/09	
Toledo Water Minimum		\$127.88
Toledo Sewer Fixed		\$100.55
Service From: 01/01/09	Service To: 02/12/09	
Hydrants	2.00 x \$6.09000	\$12.18
8" Fire Line	1.00 x \$48.73000	\$48.73
Service From: 01/01/09	Service To: 02/13/09	
Toledo Sewer Volume	7.00 CCF x \$2.88500	\$20.20
Total Current Charges		\$692.01

Detail of Payments / Adjustments

Payment Thank You!	Vendor No. 1009	12/16/08	\$-77.85
Total Payments and Adjustments	Invoice No. 02208159		\$-77.85
***** Your Action Is Required *****	Invoice Date 02/20/09	P.O.#	

The Subtotal balance on this bill is subject to the previous due date and collection activity.

Sub 703060 200800180

Page 1 / 1

Tear here and return this portion with your payment. Refer to back for important customer information.

Account Number: 7700-0066-2815
 Invoice Number: 0200-0011-3097

Service Address
 4948 MONROE ST
 TOLEDO OH 43623

03/09/09

\$1,548.41

7700006628150001548410001548419607700006628152

SUEMAR REALTY INC
 P O BOX 670
 PERRYSBURG OH 43552

DEPARTMENT OF PUBLIC UTILITIES
 OHIO BUILDING
 420 MADISON AVE STE 100
 TOLEDO, OH 43667-0001

Frisch's® Big Boy®
Ralphie's® Food•Sports•Fun
Brew House Restaurant & Bar
H.M.G. Advertising
Suemar Realty, Inc.

Bennett
Enterprises

Holiday Inn® Express-Perrysburg, OH
Holiday Inn® Express & Suites-Monroe, MI
Holiday Inn® French Quarter-Perrysburg, OH

VIA FEDERAL EXPRESS

March 31, 2009

Attention: Corporate Secretary
Circuit City Stores, Inc.
Deep Run I
9950 Mayland Drive
Richmond, VA 23233

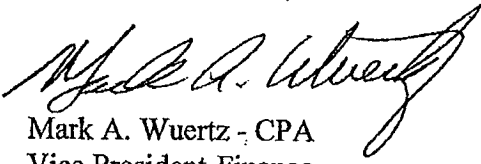
REF: Circuit City Store #3705
6645 Airport Highway
Holland, Ohio 43528

Dear Sir or Madam:

Enclosed is Circuit City's final water bill for the above location. The City of Toledo, Department of Public Utilities sent it to us as the Landlord.

Since it is for the time period 11/11/08 through 03/17/09 the entire obligation is Circuit City's since the building has been vacant since Circuit City's departure. Please pay it promptly.

Sincerely,
SUEMAR REALTY, Inc.


Mark A. Wuertz - CPA
Vice President-Finance

Cc: Vice President of Real Estate
Jack Hilbert

MAW/kar





City of Toledo

Exhibit(s) B Page 14 of 19 Customer Service:

Department of Public Utilities

Ohio Building

420 Madison Avenue, Suite 100

Toledo, Ohio, 43667-0001

General Information 419-245-1800

Monthly Accounts 419-245-1827

Fax 419-936-7853

Website: www.toledo.oh.gov

CIRCUIT CITY

Service Address
6645 AIRPORT HWY
HOLLAND OH 43528

Account Information

Account Number 7700-0183-0163
Invoice Number 0200-0011-6504
Bill Date 03/26/09
Bill Reason Periodic
Next Scheduled Read 06/11/09

Account Summary

Previous Balance \$0.00
Payments/Adj \$0.00
Subtotal \$0.00
Current Charges \$4,234.65
Total Amt Due \$4,234.65

Due Date 04/08/09

Meter ID	Serv.From	Serv.To	Prev.Read	Curr.Read	Usage-CCF	Read Type
96705088	11/11/08	12/17/08	1,360	1,372	12	Estimated
96705144	11/11/08	12/17/08	16,876	16,880	4	Estimated
96705088	12/18/08	03/04/09	1,372	1,507	135	Actual
96705144	12/18/08	03/17/09	16,880	18,314	1,434	Actual
96705088	03/05/09	03/17/09	1,507	1,507	0	Actual

Billed History

Mo/Yr	Type	Usage
Mar 09	A	1,569
Dec 08	E	16

Detail of Current Charges

Service From: 11/11/08 Service To: 12/12/08
Hydrants 6.00 x \$6.40667 \$38.44
8" Fire Line 1.00 x \$51.26000 \$51.26

Service From: 11/11/08 Service To: 12/17/08
Toledo Water Minimum \$76.05
Toledo Water Minimum \$76.05
Lucas Water Fixed \$5.38
Lucas Water Fixed \$5.38
Lucas Water Volume 12.00 CCF x \$0.53900 \$6.47
Lucas Water Volume 4.00 CCF x \$0.53900 \$2.16
Lucas Sewer Fixed \$12.78
Lucas Sewer Volume 12.00 CCF x \$1.95200 \$23.42

Service From: 12/13/08 Service To: 12/31/08
Hydrants 6.00 x \$3.85667 \$23.14
8" Fire Line 1.00 x \$30.86000 \$30.86

Service From: 12/18/08 Service To: 12/31/08
Toledo Water Volume 46.67 CCF x \$1.54200 \$71.97
Toledo Water Volume 24.00 CCF x \$1.54200 \$37.01
Toledo Water Volume 213.33 CCF x \$1.49700 \$319.36
Lucas Water Fixed \$2.07
Lucas Water Fixed \$2.07
Lucas Water Volume 260.00 CCF x \$0.53900 \$140.14
Lucas Water Volume 24.00 CCF x \$0.53900 \$12.94
Lucas Sewer Fixed \$4.90
Lucas Sewer Volume 24.00 CCF x \$1.95200 \$46.85

Service From: 01/01/09 Service To: 03/12/09
Hydrants 6.00 x \$15.08833 \$90.53
8" Fire Line 1.00 x \$120.70000 \$120.70

To be continued on next page

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Tear here and return this portion with your payment. Refer to back for important customer information.

Account Number: 7700-0183-0163
Invoice Number: 0200-0011-6504

Service Address
6645 AIRPORT HWY
HOLLAND OH 43528

Due Date	Amount Due	Payment Amount
04/08/09	\$4,234.65	

7700018301630004234650004234650007700018301634

CIRCUIT CITY
P. O. BOX 670
PERRYSBURG OH 43552

Please do not send cash. Make check payable to:
DEPARTMENT OF PUBLIC UTILITIES
OHIO BUILDING
420 MADISON AVE STE 100
TOLEDO, OH 43667-0001



City of Toledo

Exhibit(s) B Page 15 of 19 Customer Service:

Department of Public Utilities

Ohio Building

420 Madison Avenue, Suite 100

Toledo, Ohio, 43667-0001

General Information 419-245-1800

Monthly Accounts 419-245-1827

Fax 419-936-7853

Website: www.toledo.oh.gov

Service From: 01/01/09	Service To: 03/17/09	
Toledo Water Volume	920.67 CCF x \$1.56450	\$1,440.39
Toledo Water Volume	253.33 CCF x \$1.61100	\$408.11
Toledo Water Volume	111.00 CCF x \$1.61100	\$178.82
Lucas Water Fixed		\$11.69
Lucas Water Fixed		\$11.69
Lucas Water Volume	111.00 CCF x \$0.56200	\$62.38
Lucas Water Volume	1,174.00 CCF x \$0.56200	\$659.79
Lucas Sewer Fixed		\$28.64
Lucas Sewer Volume	111.00 CCF x \$2.10100	\$233.21

Total Current Charges	\$4,234.65
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Detail of Payments / Adjustments

Total Payments and Adjustments	\$0.00
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Tear here and return this portion with your payment. Refer to back for important customer information.

Account Number: 7700-0183-0163
 Invoice Number: 0200-0011-6504

Service Address
 6645 AIRPORT HWY
 HOLLAND OH 43528

Due Date	Amount Due 5% Added After Due Date	Payment Amount
04/08/09	\$4,234.65	

7700018301630004234650004234650007700018301634

CIRCUIT CITY
 P. O. BOX 670
 PERRYSBURG OH 43552

Please do not send cash, money order payable to:
 DEPARTMENT OF PUBLIC UTILITIES
 OHIO BUILDING
 420 MADISON AVE STE 100
 TOLEDO, OH 43667-0001

Circuit City Store #3705
Common Area Maintenance Charges
Airport Highway Complex
11/11/08 - 12/31/08

REFERENCE Store #3705
LANDLORD Suemar Realty, Inc.

INVOICE DATE	VENDOR	AMOUNT	PURPOSE
11/25/2008	Toledo Edison	\$ 53.69	Traffic light
12/1/2008	Progressive Sweeping	\$ 438.00	Nov sweep
12/8/2008	Mouse's/JM Trucking	\$ 341.60	rock salt/plowing
12/15/2008	Mouse's/JM Trucking	\$ 398.49	rock salt/plowing
12/22/2008	Mouse's/JM Trucking	\$ 2,205.44	rock salt/plowing
12/29/2008	Toledo Edison	\$ 65.02	Traffic light
1/1/2009	Progressive Sweeping	\$ 292.00	Dec sweep
Grand Total		<u>\$ 3,794.24</u>	

Circuit City Share of Total	\$ 1,546.53	40.76%
Less: Circuit City Payments	\$ 1,200.00	December 2008 (no November payment made)
Balance Due 11/11/08 - 12/31/08	\$ 346.53	

Circuit City Store #3705
Common Area Maintenance Charges
Airport Highway Complex
1/1/2009-2/23/2009

REFERENCE Store #3705
LANDLORD Suemar Realty, Inc.

INVOICE DATE	VENDOR	AMOUNT	PURPOSE
1/5/2009	Mouse's Trucking	\$ 284.68	snow plowing
1/12/2009	Mouse's Trucking	\$ 2,511.06	snow plowing
1/19/2009	Mouse's Trucking	\$ 2,440.50	snow plowing
2/2/2009	Mouse's Trucking	\$ 1,500.00	snow plowing
1/3/2009	Rob Shaw Outdoor Lighting	\$ 1,406.67	relamp parking lot lights
1/27/2009	Toledo Edison	\$ 56.34	Traffic light
Grand Total		<u>\$ 8,199.25</u>	

Circuit City Share of Total	\$ 3,342.01	40.76%
Less: Circuit City Payments	\$ 1,800.00	CAM Payments Applied
Balance Due 1/1/09-2/23/09	\$ 1,542.01	

Circuit City Store #3734
Common Area Maintenance Charges
Monroe Street Complex
11/11/08 - 12/31/08

REFERENCE #3734
LANDLORD Suemar Realty, Inc.

INVOICE DATE	VENDOR	AMOUNT	PURPOSE
11/15/2008	Securitas	\$ 747.27	security
11/17/2008	Toledo Edison	\$ 626.63	parking lot lighting
11/19/2008	Dept of Public Utilities	\$ 287.84	water service
11/21/2008	Securitas	\$ 747.27	security
11/23/2008	Rob Shaw Outdoor Lighting	\$ 494.49	relamps
11/28/2008	Securitas	\$ 792.10	security
12/1/2008	Progressive Sweeping	\$ 300.00	parking lot sweep(Nov)
12/2/2008	All Green, Inc.	\$ 1,850.40	snow plowing/salting
12/5/2008	Securitas	\$ 747.27	security
12/12/2008	Rob Shaw Outdoor Lighting	\$ 293.59	relamps
12/12/2008	Securitas	\$ 747.27	security
12/15/2008	All Green, Inc.	\$ 2,871.58	snow plowing/salting
12/18/2008	Toledo Edison	\$ 767.64	parking lot lighting
12/19/2008	Securitas	\$ 747.27	security
12/21/2008	All Green, Inc.	\$ 4,376.75	snow plowing/salting
12/26/2008	All Green, Inc.	\$ 2,295.13	snow plowing/salting
12/26/2008	Securitas	\$ 792.10	security
1/1/2009	Progressive Sweeping	\$ 300.00	parking lot sweep(Dec)
Grand Total		\$ 19,784.60	

Circuit City Share of Total	\$11,018.04	55.69%
Less: Circuit City Payments	\$3,600.00	December 2008 (no November payment made)
Balance Due 11/11/08 - 12/31/08	\$7,418.04	

Circuit City Store #3734
Common Area Maintenance Charges
Monroe Street Complex
1/1/09-2/23/09

REFERENCE #3734
LANDLORD Suemar Realty, Inc.

INVOICE DATE	VENDOR	AMOUNT	PURPOSE
1/5/2009	All Green	\$ 1,441.13	snow plowing/salting
1/21/2009	All Green	\$ 11,838.58	snow plowing/salting
2/15/2009	All Green	\$ 3,650.85	snow plowing/salting
2/1/2009	Progressive Sweeping	\$ 50.00	parking lot sweep
1/2/2009	Securitas	\$ 562.32	security
1/9/2009	Securitas	\$ 747.27	security
1/16/2009	Securitas	\$ 747.27	security
1/23/2009	Securitas	\$ 747.27	security
1/30/2009	Securitas	\$ 747.27	security
2/6/2009	Securitas	\$ 747.27	security
2/13/2009	Securitas	\$ 747.27	security
1/19/2009	Toledo Edison	\$ 649.63	Parking Lot Lights
Grand Total		<u>\$ 22,676.13</u>	

Circuit City Share of Total	\$12,628.34	55.69%
Less: Circuit City Payments	\$5,400.00	CAM Payments Applied
Balance Due 1/1/09-2/23/09	\$7,228.34	